



May 1, Item #4 / June 5, Item #1
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

Date April 5, 2017

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File # 1304 Application Fee \$350 Surcharge Fee \$60 Affidavit Fee \$20

Street Address 23 Lasalle Road

Lot or Parcel # _____ Acreage/Lot Area _____ Zone _____

Applicant's Interest in Property: Architect

Brief Description of Proposed Activity: Add outdoor dining for 4 seats at Murasaki

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Record Owner's Name Howard P. Gelin Trust Applicant's Name Christine Shimizu

Street 23 Lasalle Road Street 23 Lasalle Road

City West Hartford State CT Zip 06107 City WH State CT Zip 06107

Telephone # 860 236 7622 Telephone # 860 236 7622

Contact Person:

Name Hilary Donald

Street L'ARC 91 South Main

City WH State CT Zip 06107

Telephone # 860 313 8007

Applicant's Signature Christine Shimizu

Signature of Owner/Authorized Agent Christine Shimizu

E-Mail hilary@lancarkitects.com

RECEIVED
APR - 5 2017
PLANNING & ZONING DIVISION
Town of West Hartford, CT



April 17, 2017

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall Common
50 South Main Street
West Hartford, CT 06107

RE: Application for a Special Use Permit to add Outdoor Dining at Murasaki, 23 Lasalle Road, West Hartford, Connecticut 06110

Dear Honorable Members of the Town Plan & Zoning Commission:

Murasaki Japanese Restaurant, at 23 Lasalle Road, would like to add outdoor dining. Murasaki is bounded on the north and south by retail stores and by Lasalle Road on the east and parking on the north. This 38 seat restaurant features sushi and Japanese cuisine.

SUP Proposal

Murasaki proposes:

- To add 4 seats for outdoor dining along the front of the restaurant:

April 17, 2017

The Honorable Members of the Town Plan and Zoning Commission

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177-37.2.

A. Space definition/ location

1. 23 Lasalle Road has one of the larger expanses of sidewalk in the town; its depth at Murasaki being 15'-3 3/4". While the property line at Murasaki is only 5'-2 3/4" from the building, there is still 9'-7" of sidewalk (and another 6" of curb) beyond the property making this sidewalk wider than most of the other sidewalks in the town.

Murasaki would like to add outdoor dining within its property boundary facing Lasalle Road. Since Murasaki's main entry door is on the left (south) side of its façade, Murasaki proposes an outdoor dining area to the right (north) of the main door. The approach to the main entry will be 4'-9" wide.

To provide comfort and safety in this location for its outdoor diners Murasaki proposes to enclose the perimeter of the outdoor dining area with a 3'-0" tall white vinyl fence set on white vinyl posts with steel supporting feet approximately 4'-0" to 5'-0" from post to post.

2. Murasaki proposes to leave its existing retractable awning in place. This awing extends out 5'-0" from the building.
3. There are no fire connections to 991 Farmington Avenue, so there are no fire connection obstructions.
4. The 3'-0" railing meets the Liquor Control Board's standards.
5. The outdoor dining area is flush with the existing restaurant interior and the adjacent roadbed.

B. Operations

1. The outdoor dining area will be fully capable of accommodating disabled patrons.
2. The door to the outdoor dining areas has a self-closing mechanism.
3. Murasaki has submitted plans of the proposed outdoor dining areas to the West Hartford – Bloomfield Health District.
 - (a) The kitchen facilities are sufficient and adequate to service the restaurant and outdoor seating areas.
 - (b) There will be no outdoor service area.
 - (c) Since there will be full table service for the outdoor seating area, all trash will be cleared by the wait staff. There will be no waste receptacles outside.
 - (d) The existing 3 water closets (1 ADA unisex, 1 men and 1 staff are sufficient for the 38 seats inside and 4 seats outside (225 seats allowable).

April 17, 2017

The Honorable Members of the Town Plan and Zoning Commission

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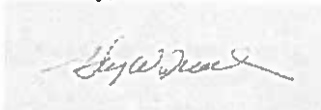
4. Murasaki does not intend to have heaters for its patio dining.
5. Murasaki does not intend to have stereo speakers for its patio dining.
6. NA
7. All outdoor dining activities cease at 12:00 AM, which is the closing time for the restaurant. The restaurant does not open until 11:30 AM.
8. Other than service animals, no animals will be permitted in the outdoor dining area.
9. Murasaki will light each table by means of battery powered lamps at each table as needed.

C. Maintenance

1. Murasaki understands that cleanliness is critical to the success of the patio seating and will continue to maintain its facility at the highest of standards. While the tables are the responsibility of the wait staff, the outdoor dining area will be overseen by the restaurant manager on duty. Typically, a table will be cleared completely as soon as its customers leave. In busy times, a bus person is added to aid in clearing the area. Spills and drops will be cleaned immediately by either the wait staff or the bus boys. There is a wait station just inside the door that will be used to service the outdoor dining area.
2. All trash will be cleared by the wait staff.
3. Murasaki will use the existing retractable awning to shade patrons.
4. The tables and chairs are made of steel and painted. Soft cushions may be added from time to time.
5. During the off season, the outdoor furniture will be stored in the garage storage area in the rear of the restaurant. This storage area is sufficiently large to accommodate all the outdoor furniture.

Please feel free to call us with any questions you may have.

Sincerely,



Hilary Donald, AIA, Principal

cc Ms. Christine Shimizu, Murasaki
Mr. George Shimizu, Murasaki
Sheldon Crosby, AIA, L'ARC Architects



Forwarded on 5.23.17 to: H. Donald, S. Crosby,
C. Donau, T. Dumas

Brittany Bermingham

From: Mike Sinsigalli
Sent: Tuesday, May 23, 2017 9:07 AM
To: Brittany Bermingham
Subject: Outdoor Dining, Murasaki, 23 Lasalle Rd

Please be advised that review of the above noted application for outdoor dining disclosed no areas of concern. This approval does not include outdoor heating provisions which were not indicated on the application.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)

Forwarded on 5.22.17 to:
T. Dumais
C. Dorau
S. Crosby
H. Donald

Brittany Bermingham

From: Tim Mikloiche
Sent: Monday, May 22, 2017 9:31 AM
To: Brittany Bermingham
Subject: RE: SUP Staff Review Requested

Hi Brittany,

We are ok with what is proposed for the 23 Lasalle Road submittal, however, I am not sure yet on the 43 Lasalle Road. I have to determine if the additional 16 seats will affect the bathroom facilities. Let me do some research and get back to you.

Timothy J. Mikloiche, Building Official
Supervisor of Inspections
Town of West Hartford

Department of Community Development: Building Inspection Division

50 South Main Street, Room 208 | West Hartford CT 06107 | t 860.561.7536 | f 860.561.6939

From: Brittany Bermingham
Sent: Monday, May 15, 2017 3:40 PM
To: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Subject: FW: SUP Staff Review Requested

Hi Tim,

Just a friendly reminder that the four SUP items below need staff review from Building. If you can email me comments as soon as possible, that would be great.

Thank you,
Brittany

From: Brittany Bermingham
Sent: Friday, April 21, 2017 2:03 PM
To: Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP Staff Review Requested

Four (4) Special Use Permit applications were submitted to Town Planning and Zoning that we are requesting Building Division comments for. They will be scheduled for public hearing next month:

- 23 Lasalle Road, SUP #1304 (Murasaki)
- 43 Lasalle Road, SUP #1305 (Noble and Co.)
- 61 Raymond Road, SUP #1307 (Skeleton Key)
- 2600 Albany Ave, SUP #1308 (Mascarillo's)

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.



MEMORANDUM

TO: Todd Dumais, Town Planner
FROM: ^{DJM} Duane J. Martin, P.E., Town Engineer
RE: 23 LaSalle Road, Special Use Permit Application No. 1304
DATE: May 12, 2017

The Engineering Division reviewed the Special Use Permit Application for 23 LaSalle Road dated April 5, 2017 (Received) and has no comments. We find the application acceptable.

Forwarded on 4.28.17 to: H. Donald, S-G
T. Dumais
C. Dorau

Brittany Bermingham

From: Brian Pudlik
Sent: Thursday, April 27, 2017 2:26 PM
To: Brittany Bermingham
Cc: Catherine Dorau; Todd Dumais
Subject: RE: SUP Staff Review Requested

All,

Please be advised that I have no concerns regarding the Special Use Permit applications that are pending before the Town Plan and Zoning Commission. As it relates to the "look back" for Rockledge golf course, we have not received any complaints regarding the use of the drink cart.

Please let me know if any additional information is required.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Friday, April 21, 2017 1:53 PM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: SUP Staff Review Requested

Hi Brian,

Five (5) Special Use Permit applications were submitted to Town Planning and Zoning that we are requesting zoning review. They will be scheduled for public hearing next month:

- 23 Lasalle Road, SUP #1304
- 43 Lasalle Road, SUP #1305
- 207 Bloomfield, SUP #1306
- 2600 Albany Avenue, SUP #1308
- 289 South Main, SUP #1272-LB-17

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham
Planning Technician

Forwarded on 4.26.17 to:
S. Crosby, H. Donald,
T. Dumais, C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Wednesday, April 26, 2017 11:55 AM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Eberly
Subject: 23 LaSalle Rd. SUP #1304 (Murasaki Japanese Restaurant) - Outside Dining

Cathy,

The plan & narrative have been reviewed for the proposed (four) seat outdoor dining area at Murasaki and is acceptable as presented.

Bob Proctor, RS
West Hartford Bloomfield Health District
4-26-17

*Email'd on 4.25.17 to:
H. Donald, S. Crosby, T. Dumais, C. Dorau*

Brittany Bermingham

From: Tracey Gove
Sent: Monday, April 24, 2017 9:48 AM
To: Brittany Bermingham; Bob Proctor; Aimee Eberly; Mike Sinsigalli
Cc: Todd Dumais; Catherine Dorau
Subject: RE: SUP Staff Review Requested- Email 1 of 2

Follow Up Flag: Follow up
Flag Status: Flagged

Just one thought:

Outdoor dining applications: owners should ensure they take into account the base for the fencing used around the outdoor dining area. The Blue Elephant outdoor dining has fencing that extends into the town right of way due to the base of the fence. This has caused the sidewalk to be very narrow. They also occasionally have flowers hanging off the fence that further narrow the area.

I believe this is typically taken into consideration but thought it was worth mentioning.

Otherwise – all seem fine.

Thanks.

From: Brittany Bermingham
Sent: Friday, April 21, 2017 1:45 PM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Tracey Gove <TGove@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: SUP Staff Review Requested- Email 1 of 2

Hello,

Six (6) Special Use Permit applications were submitted to Town Planning and Zoning and will be scheduled for public hearing next month. Here are the first three:

- 23 Lasalle Road, SUP #1304
- 43 Lasalle Road, SUP #1305
- 207 Bloomfield, SUP #1306

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham
Planning Technician
Town of West Hartford
Department of Community Development: Planning & Zoning Division